

# Zebra Ventures LLC Appeal



**APPL 2010-0003**

- Appellant: Zebra Ventures LLC
- Property Owner: Zebra Ventures LLC  
c/o DuPont Fabros Development LLC

Board of Supervisors Public Hearing – March 8, 2010

## VICINITY MAP



### • SUBJECT PROPERTY INFORMATION

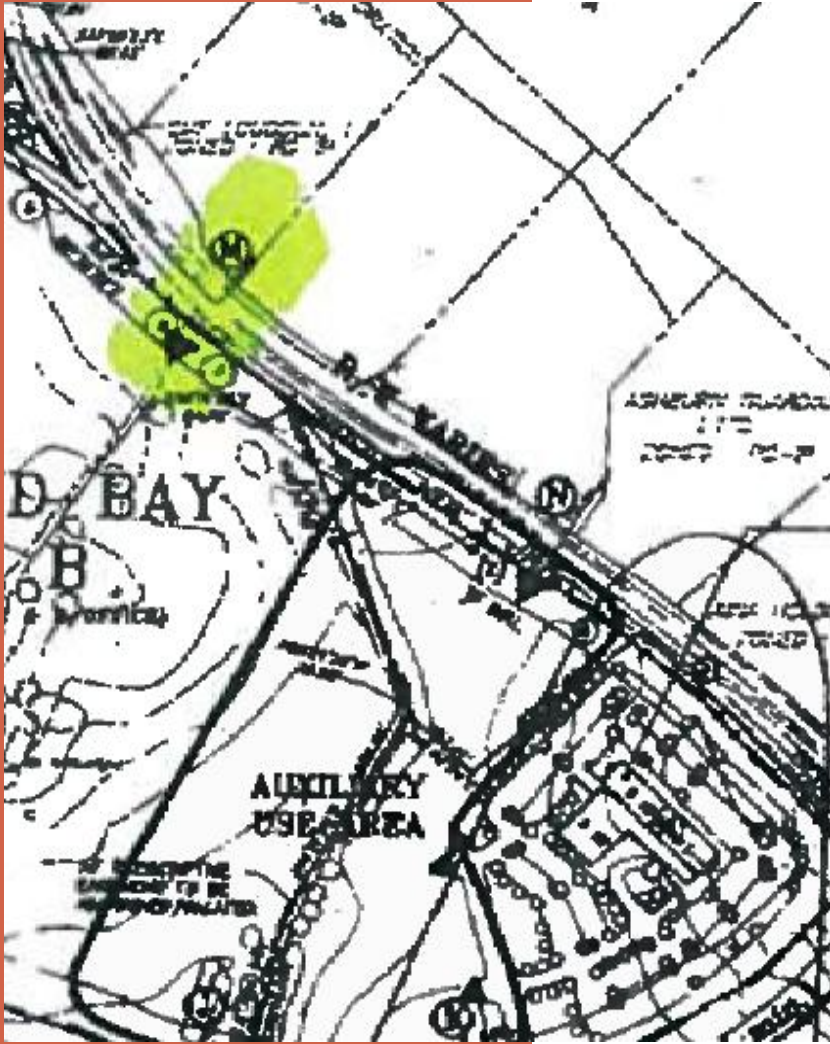
- Tax Map 79 ((84)), Parcel A
- PIN #061-36-2081-000
- Approximately 71.08 acres
- Zone: PD-OP, Revised 1993 Zoning Ordinance
- Dulles Election District
- Subject to the proffers of WorldCom, ZMAP 1998-0003

# Issue of Appeal



- Appeal of December 15, 2009 determination in regard to the development of WorldCom, ZMAP 1998-0003, which found that Proffer II.D.(1)(d) requires the installation of a traffic signal at Site Entrance “M” along Route 625 (Waxpool Road), as shown on the approved CDP, as warranted by VDOT

## Portion of Approved WorldCom CDP



## Proffer II.D.(1)(d)

### II. TRANSPORTATION PROFFERS

#### D. SIGNALIZATION

(1) Proffered Signals. The Owner shall install signalization at such time as warranted by VDOT criteria (i.e.. the Manual on Uniform Traffic Control Devices) at the intersections of:

- (a) Route 625/Site Entrance C
- (b) Route 625 Realigned/Site Entrance D
- (c) Route 607/Site Entrances E-K
- (d) Route 625/Site Entrances M-N**

## Proffer II.D(2)



*“If at the time the necessary warrants for any of the foregoing traffic signals are met WorldCom or a wholly-owned subsidiary is the owner of all land fronting on the intersection where the signal is warranted, WorldCom shall be responsible for paying for the cost of such signal. The Protective Covenants, to be established by the Owner at the time of sale of any land within the Property to an entity unrelated to WorldCom, shall provide for a procedure and formula for the collection and payment of future signalization costs from such unrelated entities.”*



# Traffic at Site Entrance “M”



# Recommended Action



- Uphold the Zoning Administrator's December 15, 2009 Determination based on these findings:
  - The Appellant, Zebra Ventures, LLC, is the owner of the subject parcel (PIN #061-36-2081-000);
  - The subject parcel is part WorldCom (ZMAP 1998-0003);
  - WorldCom Proffer II.D.(1)(d) requires the owner of the subject parcel to install a traffic signal at Site Entrance "M" at such time as warranted by the Virginia Department of Transportation; and
  - The Virginia Department of Transportation has determined that a fully operational traffic signal is warranted at the subject location.